



MEMORANDUM

TO: The Hon. Sharpe James, Mayor

FROM: Pamela E. Goldstein, Communication Manager *PEG*

RE: Dedication St. James Historic Rowhouses

DATE: Monday, September 23, 1996

You are scheduled to speak at the Dedication Program for the St. James Community Development Corporation's Historic Rowhouses, Thursday, September 26 at 11 a.m. The site is 134-148 Broad Street in the North Ward.

St. James CDC is part of the Episcopal Archdiocese of Newark. They have restored these Italian Influenced Renaissance Revival rowhouses, built in 1893, to their former splendor by utilizing original woodwork and moldings, stone lintels and sills and cornice moldings. They are beautiful and very large with high ceilings. This is the first renovation of a recognized National Historic site into low cost rental units in Newark.

This St. James II Project is both a low income housing and historic tax credit project. Total development cost is approximately 3.9 million dollars. It was funded by City of Newark Home Funds (\$500,000), state DCA Balanced Housing Funds, the National Equity Fund, which is LISC-affiliated, a Federal Home Loan Bank grant, the Episcopal Archdiocese and a conventional mortgage loan through TICIC.

There are 30 rental apartments situated in five attached rowhouses. Each rowhouse contains six units. One of the five buildings includes three units that were entirely new construction since the pre-existing building was destroyed by fire. The project received a 1995 state allocation of low income housing tax credits. As part of this process, St. James agreed to provide at 20 percent of six unit set aside for recently homeless families. They are working with Catholic Community Services, which will provide ongoing case management services to re-integrate the families in the set-aside units into the community.

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Olivette Simpson, executive director of the St. James CDC, has asked that you speak and reflect on the historical significance of these buildings and their importance to the City of Newark. Third oldest major city in the country, during the Victorian Age, Newark was in its hey day, and some of the wealthiest people in the country, i.e. Ballantines, Kruegers, Feigenspanns--all those beer barons lived in Newark in some of the most opulent mansions in the country.

The other speakers include: John Zinn, president, St. James Board of Trustees, followed by Rev. Petero Sabune of the Episcopal Archdiocese. Zinn is tentatively scheduled to introduce you after Sabune. You will speak and introduce Commissioner Jane Kenney, NJ Department of Community Affairs. She replaced Harriet Durman, and formerly was a top advisor to the Governor. We will get you additional information on Ms. Kenney. Others who will speak are: Councilman Tony Carrino, Gerrard Joab, director, Local Initiatives Support Corporation (LISC), Charles Cummings and Olivette Simpson.

Toward the end of the program, you will join John Zinn, Commissioner Kenney, and Tony Carrino to unveil the plaque designating the property as a National Historic Site. This plaque was just received this month.

If there are any changes, we will update you.

c: Deborah Moore